

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Greenspring Valley Road, 69' W of *
the c/l Garrison Forest Road * DEPUTY ZONING COMMISSIONER
(30 and part of 14 Greenspring Valley Road) *
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
* Case No. 99-357-X
Greenspring Valley Country Club, Inc. *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, the Greenspring Valley Country Club, Inc., by John G. Wharton, Secretary, and by Ellen Nelson Gee White, who owns property to be acquired by the Club, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special exception to permit the expansion of an existing country club to include additional tennis courts, the future relocation of paddle ball courts, tennis building, accessory structures, and additional parking areas. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John G. Wharton and Thomas Obrecht, representatives of the Greenspring Valley Country Club, Inc., Frederick N. Chadsey, Professional Engineer with G.W. Stephens, Jr. & Associates, Inc., who prepared the site plan of this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioners operate the Greenspring Valley Country Club on the property known as 30 Greenspring Valley Road. The Petitioners

ORDER RECOMMENDED FOR FILING

Date

By

recently contracted to purchase a portion of an adjacent tract of land from Ms. Ellen Nelson Gee White, to facilitate the expansion/relocation of some of their existing uses. The property to be acquired from Ms. White is located immediately adjacent to and west of the Greenspring Valley Country Club, and is split zoned D.R. 3.5, ROA, and R.C. The Petitioners intend to utilize the additional land for the purpose of relocating two tennis courts, the future relocation of existing, lighted paddleball courts, a proposed tennis shed, and the expansion of their existing parking area. In addition, other accessory buildings will be located in the area to be acquired from Ms. White. In order to proceed with the proposed modifications, the requested special exception is necessary. In addition, special hearing relief is necessary to affirm the approvals granted in prior Case No. 92-413-XA and to confirm and approve all changes and modifications that have been made to the property since 1992.

Further testimony revealed that the Petitioners met with Jack Dillon, Executive Director of the Valleys Planning Council, to discuss their proposal and that he had no objections to the modifications proposed by the Club. Furthermore, there were no adverse Zoning Advisory Committee (ZAC) comments by any Baltimore County reviewing agency. Moreover, on behalf of the witnesses present, Mr. Alderman proffered that the proposed modifications meet the special exception requirements set forth in Section 502.1 of the B.C.Z.R.

Apparently, since the original special exception was granted, some minor modifications to the originally approved site plan have occurred which were not accurately reflected on Petitioner's Exhibit 1. Therefore, subsequent to the hearing the Petitioners submitted a revised site plan showing all existing and proposed improvements to the property, including the modifications that will be made upon acquisition of the White property. That site plan was accepted and marked into evidence as Petitioner's Exhibit 1A.

It is clear that the B.C.Z.R. permits the use proposed on the subject property by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception/special hearing relief should be granted with certain restrictions as more fully described below.

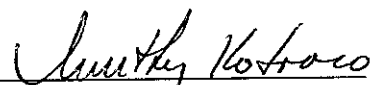
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

UNDER RECEIVED FOR FILING
Date 3/10/89
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of May, 1999 that the Petition for Special Exception to permit the expansion of an existing country club to include additional tennis courts, the future relocation of paddle ball courts, tennis building, accessory structures, and additional parking areas, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that all changes and modifications that have been made to the property since 1992, which have been incorporated into the site plan marked as Petitioner's Exhibit 1A, comply with the approvals granted in prior Case No. 92-413-XA, and as such, be and are herewith AFFIRMED.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

COPIES RECEIVED FOR FILING
Date 5/19/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 7, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
W/S Greenspring Valley Road, 69' W of the c/l Garrison Forest Road
(30 and part of 14 Greenspring Valley Road)
3rd Election District – 3rd Councilmanic District
Greenspring Valley Country Club, Inc. and Ellen Nelson Gee White – Petitioners
Case No. 99-357-X

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John G. Wharton, Esquire, Niles, Barton & Wilmer
111 S. Calvert Street, Baltimore, Md. 21202
Mr. Thomas Obrecht, Greenspring Valley Country Club, Inc.
30 Greenspring Valley Road, Garrison, Md. 21117
Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204
Mr. Jack Dillon, Executive Director, Valleys Planning Council
P.O. Box 5402, Towson, Md. 21285-5402
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 30 & p/o 14 Greenspring Valley Rd

which is presently zoned DR3-5/ROA/PC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

The Green Spring Valley Country Club, Inc.

Name - Type or Print

By: John G. Wharton, Sect'y

Signature

30 Greenspring Valley Road 410-363-0433

Address

Telephone No.

Garrison

MD

21117

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Howard L. Alderman, Jr.

Signature

Levin & Gann, P.A.

Suite 113

Company

305 W. Chesapeake Avenue 410-321-0600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

The Green Spring Valley Country Club, Inc.

Name - Type or Print

By: John G. Wharton, Sect'y

Signature

Ellen Nelson Gee (n/k/a) Ellen N. Gee White

Name - Type or Print

Ellen N. Gee White

Signature

30 Greenspring Valley Road 410-363-0433

Address

Telephone No.

Garrison

MD

21117

City

State

Zip Code

Representative to be Contacted:

John G. Wharton, Esquire

Niles, Barton & Wilmer

Name

111 S. Calvert Street, Suite 1400 410-783-6356

Address

Telephone No.

Baltimore

MD

21202

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 3.17.99

Case No. 99-357X

REV 09/15/98

Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE NO: 99-357-X

Address: 30 & p/o 14 Greenspring Valley Road
Legal Owners: The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee White
Contract Purchaser: The Green Spring Valley Country Club, Inc.
Present Zoning: DR 3.5 / ROA / RC-5

REQUESTED RELIEF:

Special Exception approval of and the expansion of the existing country club, additional tennis courts, the future relocation of paddle ball courts, tennis building, accessory structures and additional parking areas as part of the Green Spring Valley Hunt Club Property, originally approved in Case No. 92-413-XA.

FOR ADDITIONAL INFORMATION CONTACT:

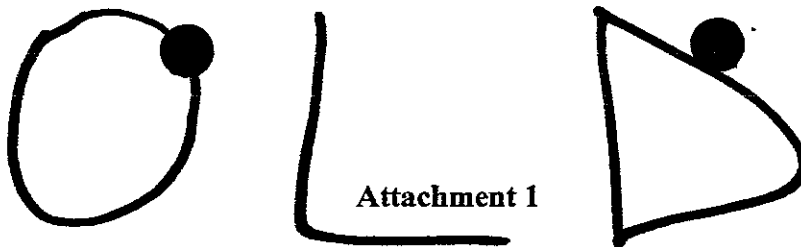
Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600

Fax: (410) 296-2801

halderman@counsel.com

ORDER RECEIVED FOR FILING
Date 5/10/99
By [Signature]



Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE NO: 99-357X

Address: 30 & p/o 14 Greenspring Valley Road

Legal Owners: The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee White

Contract Purchaser: The Green Spring Valley Country Club, Inc.

Present Zoning: DR 3.5 / ROA / RC-5

REQUESTED RELIEF:

Country Club + Golf Course
Special Exception approval for the incorporation of additional property into and additional tennis courts on the Green Spring Valley Hunt Club Property and to amend the approved relief and the site plan approved in Case No. 92-413-XA to reflect the additional land area and tennis courts, the future relocation of paddle ball courts, tennis building, accessory structures and additional parking areas.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@counsel.com

OLD
WAS
99-357-X
REVISED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany a
Special Exception Petition
Greenspring Valley Hunt Club

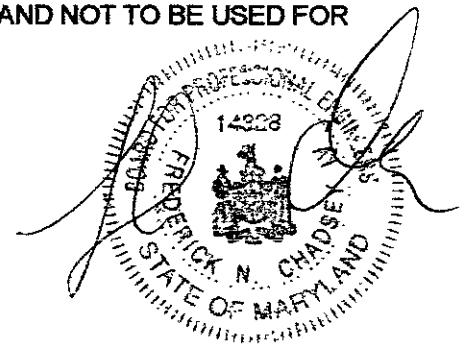
February 22, 1999

Beginning for the same at a point south of Greenspring Valley Road said point being South 53 degrees 40 minutes West 69 feet more or less from the point formed by the intersection of the centerline of Garrison Forest Road, running thence, leaving said point of beginning and crossing said Greenspring Valley Road.

1. South 87 degrees 04 minutes 42 seconds West 1,141.15 feet to a point north of said road, running thence, the fourteen following courses:
2. North 03 degrees 22 minutes 42 seconds West 198.12 feet,
3. North 86 degrees 37 minutes 18 seconds West 150.00 feet, to the easterly right-of-way of Turnlee Road.
4. Thence running along said easterly right-of-way of Turnlee Road North 03 degrees 22 minutes 42 seconds West 347.95 feet, to the southerly right-of-way of Montrose Avenue.
5. Thence running along said right-of-way of Montrose Avenue North 86 degrees 37 minutes 18 seconds East 40.00 feet, to the easterly right-of-way of Montrose Avenue.
6. Thence running along said easterly right-of-way of Montrose Avenue North 03 degrees 22 minutes 42 seconds West 40.00 feet, to the northerly right-of-way of Montrose Avenue.
7. Thence running along said northerly right-of-way of Montrose Avenue South 86 degrees 37 minutes 18 seconds West 290.00 feet,
8. Leaving said right-of-way of Montrose Avenue North 03 degrees 22 minutes 42 seconds West 153.25 feet,
9. North 86 degrees 20 minutes 08 seconds East 250.00 feet,
10. North 03 degrees 22 minutes 42 seconds West 33.00 feet,
11. North 86 degrees 22 minutes 31 seconds East 146.28 feet,
12. North 86 degrees 21 minutes 32 seconds East 533.65 feet,
13. North 02 degrees 39 minutes 32 seconds West 61.63 feet,
14. North 59 degrees 49 minutes 41 seconds East 38.87 feet and
15. North 86 degrees 23 minutes 38 seconds East 35.81 feet to a point in the bed of Garrison Forest Road, running thence, in the bed of said road the three following courses:
16. South 46 degrees 55 minutes 46 seconds East 13.09 feet,
17. South 36 degrees 04 minutes 23 seconds East 82.47 feet and
18. South 35 degrees 09 minutes 56 seconds East 427.37 feet, running thence for part of the distance continuing to bind in the bed of said Garrison Forest Road and again crossing said Greenspring Valley Road:
19. South 35 degrees 05 minutes 03 seconds East 497.05 feet to the point of beginning.

Containing 19.179 acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-357-X
30 Greenspring Valley Road
W/S Greenspring Valley Road,
69' +/- W of centerline Garri-
son Forest Road
3rd Election District
3rd Councilmanic District
Legal Owner(s): The Green
Spring Valley Country Club,
Inc. & Ellen Nelson Gee (n/a)
Ellen N. Gee White
Contract Purchaser: The
Green Spring Valley Country
Club, Inc.

Special Exception: the ex-
pansion of the existing coun-
try club.

Hearing: Wednesday, April
28, 1999 at 2:00 p.m. in
Room 106, County Office
Building, 111 West Ches-
apeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

4/16/99 April 8 C303043

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 4/8/, 1999

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

D 357
No. 065400

PAID RECEIPT

DATE ~~3-17-99~~ 3-17-99 ACCOUNT ~~Rec'd~~ 6150

PROCESS ACTUAL TIME
3/17/1999 3/17/1999 09:25:30
REG 06503 CASHIER PUES FCW DRAHER
MISCELLANEOUS CASH RECEIPT

AMOUNT \$ ~~250.00~~ 300.00

Receipt # 075004
OR NO. 065400

RECEIVED FROM: Green Spring Uly. Co. Club — 30 Green Spring Uly. Co.

300.00 CHECK

Baltimore County, Maryland

FOR: (050) X

99-357-X

99-357-X

DISTRIBUTION

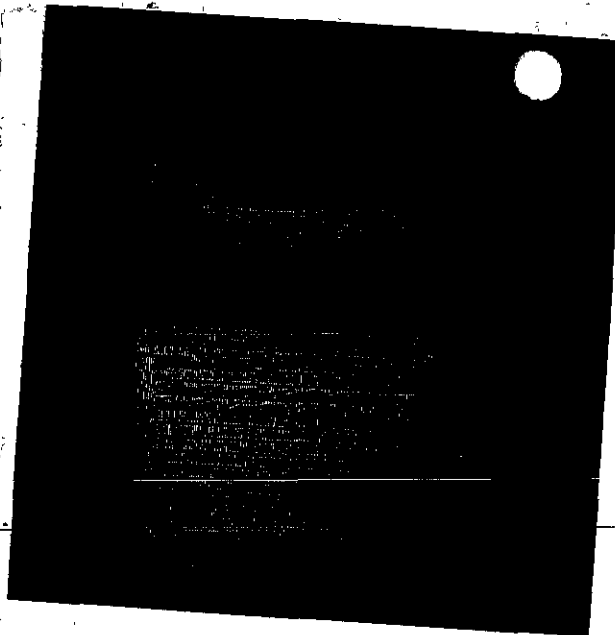
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Sum

CASHIER'S VALIDATION



WEST TO REISTERSTOWN
RD.

CERTIFICATE OF POSTING

RE: CASE # 99-357-X

PETITIONER/DEVELOPER:

{Green Spring Valley C.C. }

DATE OF Hearing

{April 28, 1999}

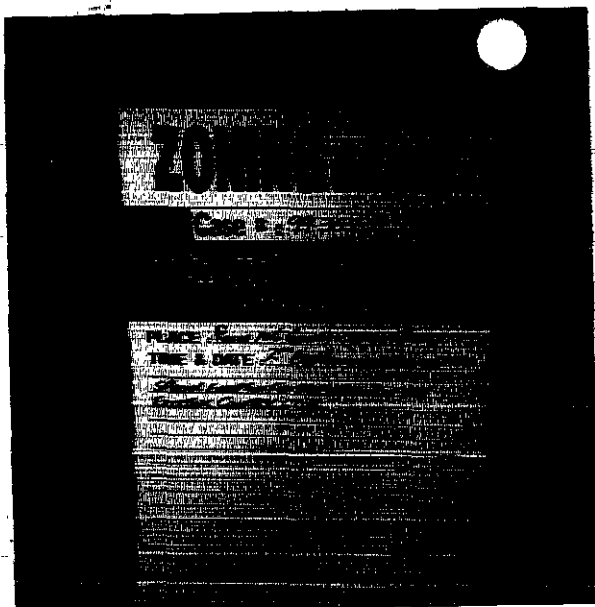
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
30 Greenspring Valley Road Baltimore, Maryland 21117 _____

The sign(s) were posted on _____ 4-13-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]

AT ENTRANCE TO
C.C.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Use the following setup for the Newspaper Advertising Form.
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 357

Petitioner: The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee (n/k/a Ellen N. Gee White

Address or Location: 30 & p/o 14 Greenspring Valley Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: John G. Wharton, Esquire

Address: Niles, Barton & Wilmer

111 South Calvert Street, Suite 1400, Baltimore, MD 21202

Telephone Number: 410-783-6356

Revised 2/20/98 - SCJ

44-357-X

Use the following setup for the Newspaper Advertising Form:

The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee (n/k/a Ellen N. Gee White
30 & p/o 14 Greenspring Valley Road

John G. Wharton, Esquire

Niles, Barton & Wilmer

111 South Calvert Street, Suite 1400, Baltimore, MD 21202

410-783-6356

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-357X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL EXCEPTION TO APPROVE THE INCORPORATION
OF ADDITIONAL PROPERTY INTO AND ADDITIONAL TENNIS COURTS
ON THE GREENSPRING VALLEY HUNT CLUB PROPERTY AND TO
AMEND CASE 92-413-XA TO REFLECT THE RELOCATION
OF THE RECREATIONAL COURTS, TENNIS BLDG. & ACCESSORY STRUCTURES
AND ADDITIONAL PKG. AREAS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

John G. Wharton, Esquire
Niles, Barton & Wilmer
111 South Calvert Street
Suite 1400
Baltimore, MD 21202

410-783-6356

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-357-X

30 Greenspring Valley Road

W/S Greenspring Valley Road, 69' +/- W of centerline Garrison Forest Road

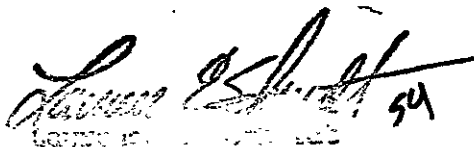
3rd Election District – 3rd Councilmanic District

Legal Owner: The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee
(n/k/a) Ellen N. Gee White

Contract Purchaser: The Green Spring Valley Country Club, Inc.

Special Exception the expansion of the existing country club.

HEARING: Wednesday, April 28, 1999 at 2:00 p.m. in Room 106, County Office
Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 30, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-357-X

30 Greenspring Valley Road

W/S Greenspring Valley Road, 69' +/- W of centerline Garrison Forest Road

3rd Election District – 3rd Councilmanic District

Legal Owner: The Green Spring Valley Country Club, Inc. & Ellen Nelson Gee
(n/k/a) Ellen N. Gee White

Contract Purchaser: The Green Spring Valley Country Club, Inc.

Special Exception the expansion of the existing country club.

HEARING: Wednesday, April 28, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Howard L. Alderman, Jr., Esquire
John G. Wharton, Esquire
The Green Spring Valley Country Club, Inc.
Ellen N. Gee White

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 13, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

Howard L. Alderman, Esq.
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No.: 99-357-X
Petitioner: Green Spring Valley
Country Club, Inc.
Location: 30 Greenspring Valley Rd.

Dear Mr. Alderman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 17, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

c: John G. Wharton, Esq., 111 S. Calvert St. #1400, Baltimore 21202
WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THE GREEN SPRING VALLEY COUNTRY
CLUB, INC. & ELLEN N. GEE WHITE

Location: DISTRIBUTION MEETING OF March 29, 1999

Item No.: 357 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4891, MC-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Jim
4/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 14, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 357

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager RBS/yp
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

356

357

358

359

360

361

362

364

366

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 5, 1999
 Item Nos. 356, (357), 358, 359, 360,
 361, 362, 364, and 366

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0405.NOC

RE: PETITION FOR SPECIAL EXCEPTION
30 Greenspring Valley Road, W/S Greenspring
Valley Rd, 69' +/- W of c/I Garrison Forest Rd,
3rd Election District, 3rd Councilmanic

Legal Owners: Green Spring Valley Country Club, Inc.

Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* Case Number: 99-357-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: March 26, 1999

TO: Hearing Officer

FROM: W. Carl Richards, Jr. *WCR*
Supervisor, Zoning Review

SUBJECT: Case Number 99-357-X
Zoning Comments Regarding the Form
and Content of the Petition

This office rarely comments on any petition filed largely due to the fact that our recommendations regarding form and content are usually followed. We never comment on the appropriateness of the relief requested, however, the form and content of the petition is where we try to maintain a consistency of application so that the relief or request can be reviewed in the proper perspective.

In this particular case, this office recommends that a special hearing be requested to amend the "in place" special exception on the club property that exists and a special exception petition for the additional property not covered by the existing "in place" special exception be included. This is consistent in form and content with similar petitions filed in this office.

Obviously, the petitioner is saving the cost of a special hearing by petitioning as if this were a new special exception use proposed for the property, which it is not. Cost aside, we feel that this petition, form and content, is improper and hasn't been presented in the proper perspective for review as an amendment or "use variance" to the existing "in place" special exception.

WCR:scj



TOWSON
658 KENIL WORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS**

BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0425

TO: Baltimore County
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

DATE: Wednesday, May 05, 1999

REFERENCE: Greenspring Valley Hunt Club
PN 5859.1

99-357-X

ATTENTION: Tom Kotroco

We are:

- ☒ Submitting ☒ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

COPIES

DESCRIPTION

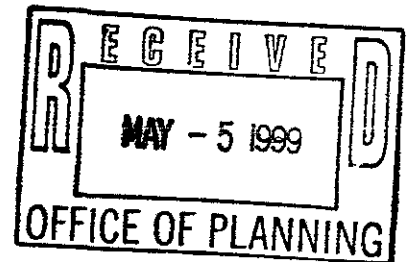
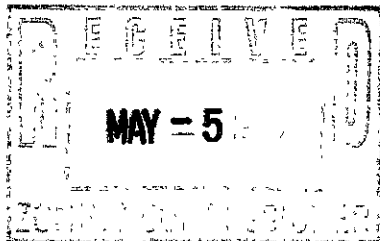
2

Zoning Plats

- ☒ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Meeting requested

Remarks:



For further information, please contact the writer at this office.

Sincerely yours,

cc:

Rick Chadsey

PETITIONERS
~~BALTIMORE COUNTY REPRESENTATIVES~~
SIGN-IN SHEET

ADDRESS

Levin & Gann PA Suite 113

JOHN G. WHARTON, ESQ

NILES BARTON & WILMEX

1115 Calvert St. Bacto ^{Bact} 2/202

Thomas Obredt

Green Spring Valley Hunt Club

30 Green Spring Valley Rd Garrison 2/1/17

Frederick N. Chadsey PB

GWS 658 Kenilworth Drive

Seite 102 Torsen 2/204



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Per Ex #3

Description to accompany a
Special Exception Petition
Greenspring Valley Hunt Club

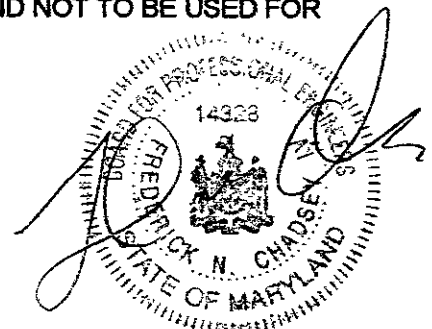
February 22, 1999

Beginning for the same at a point south of Greenspring Valley Road said point being South 53 degrees 40 minutes West 69 feet more or less from the point formed by the intersection of the centerline of Garrison Forest Road, running thence, leaving said point of beginning and crossing said Greenspring Valley Road.

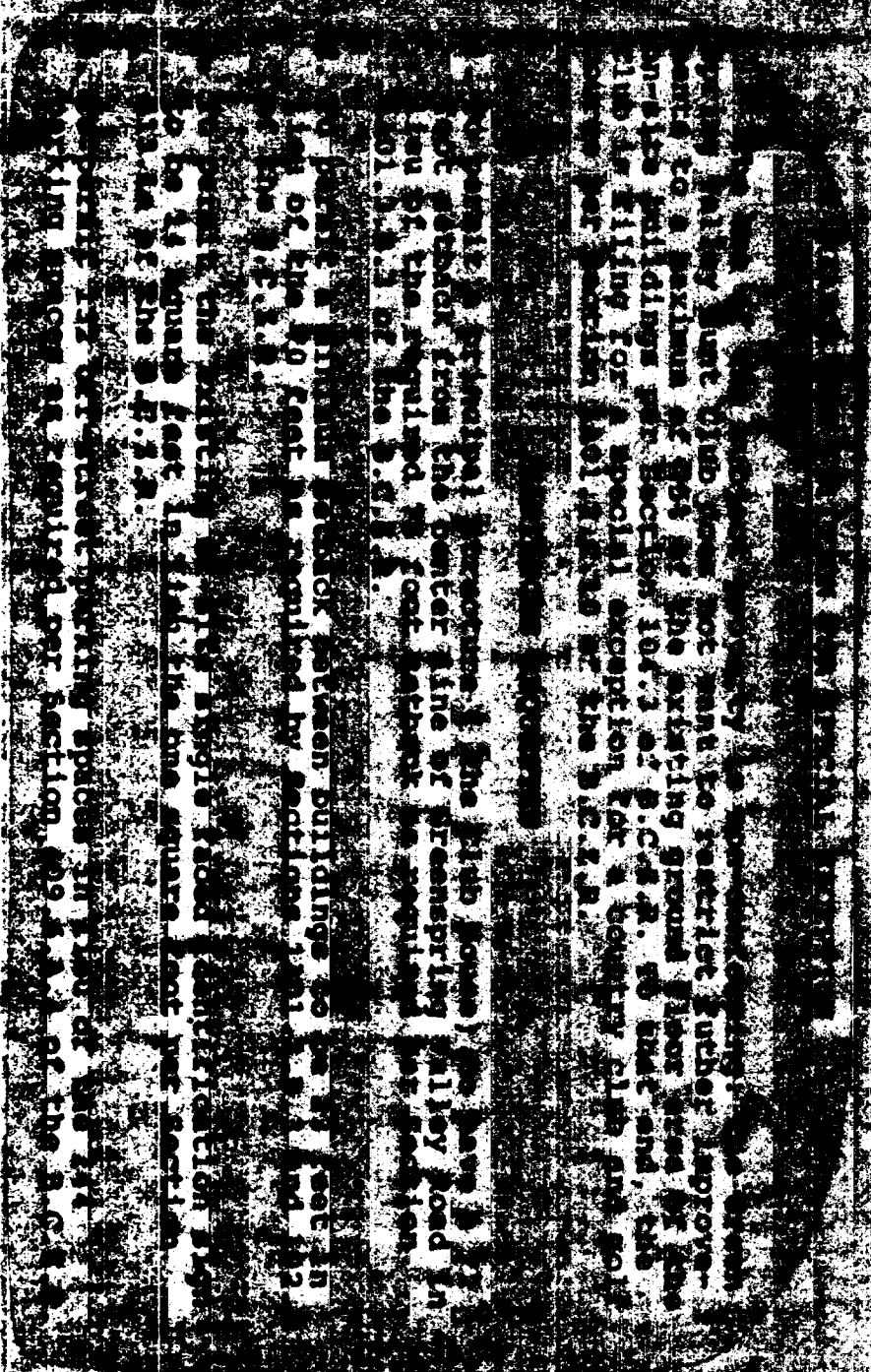
1. South 87 degrees 04 minutes 42 seconds West 1,141.15 feet to a point north of said road, running thence, the fourteen following courses:
2. North 03 degrees 22 minutes 42 seconds West 198.12 feet,
3. North 86 degrees 37 minutes 18 seconds West 150.00 feet, to the easterly right-of-way of Turnlee Road.
4. Thence running along said easterly right-of-way of Turnlee Road North 03 degrees 22 minutes 42 seconds West 347.95 feet, to the southerly right-of-way of Montrose Avenue.
5. Thence running along said right-of-way of Montrose Avenue North 86 degrees 37 minutes 18 seconds East 40.00 feet, to the easterly right-of-way of Montrose Avenue.
6. Thence running along said easterly right-of-way of Montrose Avenue North 03 degrees 22 minutes 42 seconds West 40.00 feet, to the northerly right-of-way of Montrose Avenue.
7. Thence running along said northerly right-of-way of Montrose Avenue South 86 degrees 37 minutes 18 seconds West 290.00 feet,
8. Leaving said right-of-way of Montrose Avenue North 03 degrees 22 minutes 42 seconds West 153.25 feet,
9. North 86 degrees 20 minutes 08 seconds East 250.00 feet,
10. North 03 degrees 22 minutes 42 seconds West 33.00 feet,
11. North 86 degrees 22 minutes 31 seconds East 146.28 feet,
12. North 86 degrees 21 minutes 32 seconds East 533.65 feet,
13. North 02 degrees 39 minutes 32 seconds West 61.63 feet,
14. North 59 degrees 49 minutes 41 seconds East 38.87 feet and
15. North 86 degrees 23 minutes 38 seconds East 35.81 feet to a point in the bed of Garrison Forest Road, running thence, in the bed of said road the three following courses:
16. South 46 degrees 55 minutes 46 seconds East 13.09 feet,
17. South 36 degrees 04 minutes 23 seconds East 82.47 feet and
18. South 35 degrees 09 minutes 56 seconds East 427.37 feet, running thence for part of the distance continuing to bind in the bed of said Garrison Forest Road and again crossing said Greenspring Valley Road:
19. South 35 degrees 05 minutes 03 seconds East 497.05 feet to the point of beginning.

Containing 19.179 acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



CASE # 92-119-XA



REASON FOR AMENDMENT TO PETITION FOR SPECIAL EXCEPTION

1. TO AMEND ADDITIONAL PROPERTY AND THE SPECIAL EXCEPTION TO GREEN SPRING VALLEY HUNT CLUB PROPERTY

2. TO AMEND TO ADD ADDITIONAL TRAILS, COOKING & FUTURE RECREATION OF PEOPLE BALL COURTS, TENNIS BUILDINGS, ACCESSORY STRUCTURES & ADDITIONAL PARKING



LOCATION: 1.5 FROM EDGE OF PAVING OF GREEN SPRING VALLEY ROAD

2. FROM EDGE OF PAVING OF DRIVEWAY & DRIVEWAY

3. SQUARE FOOTAGE OF SIGN: 14.0 SF

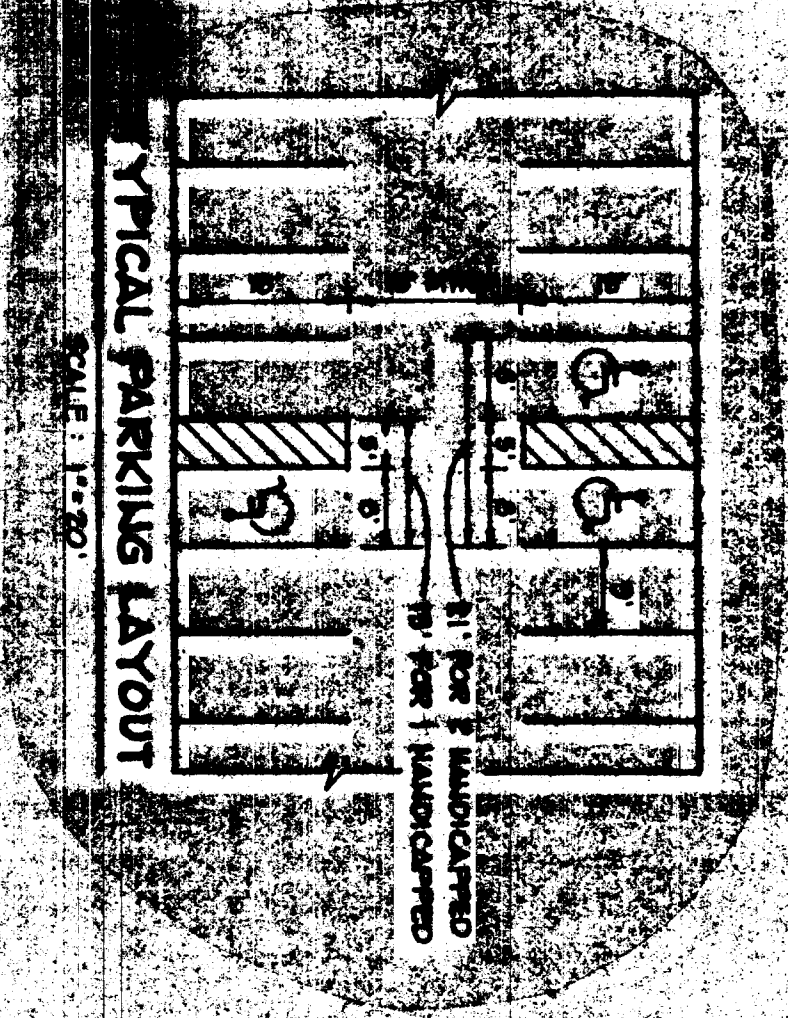
4. DOUBLE FACED

5. GREEN LETTERING ON WHITE WOOD

6. FREE STANDING

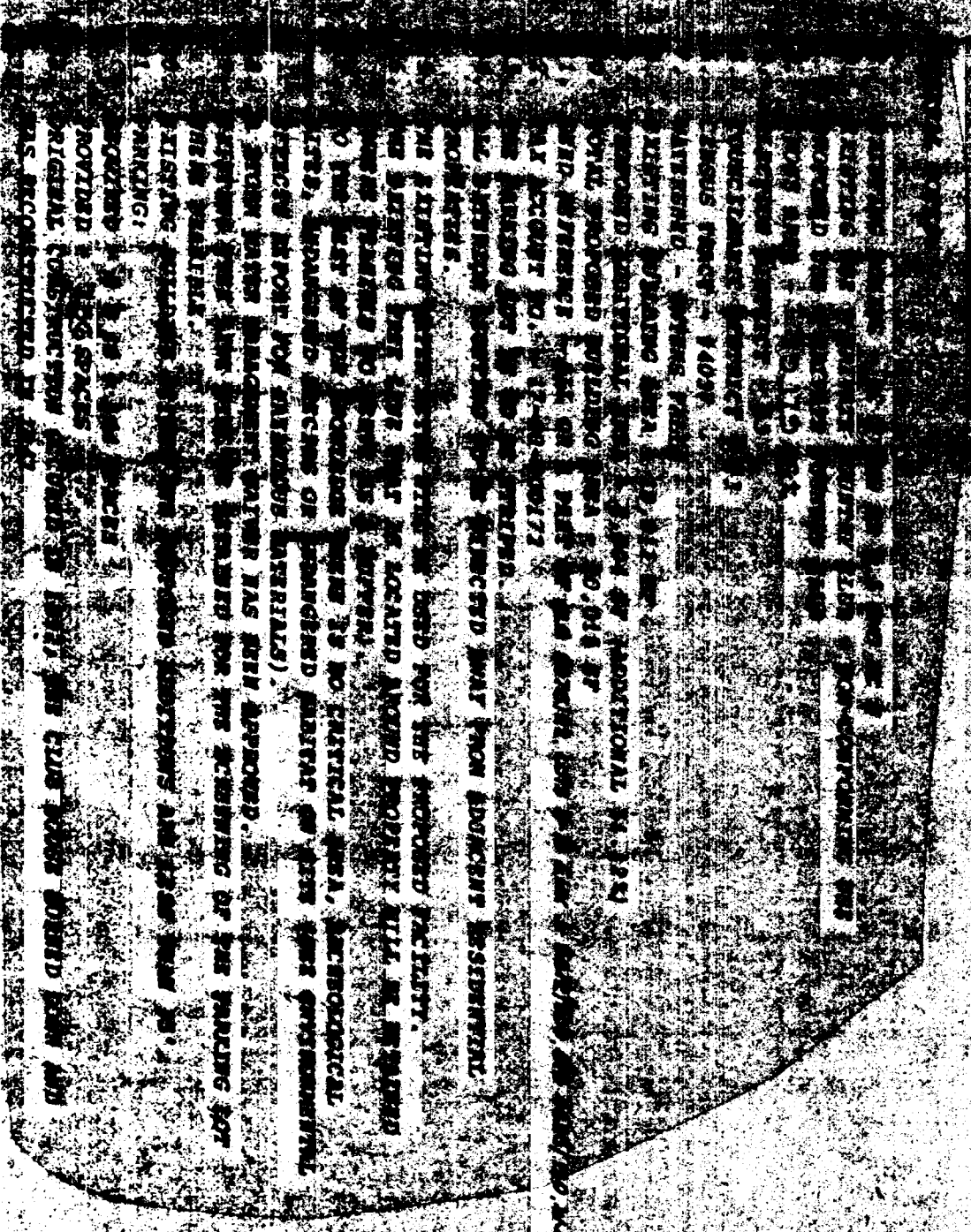
EXISTING WOOD SIGN

SCALE: 1"=1'



TYPICAL PARKING LAYOUT

SCALE: 1"=50'



PLAN TO ACCOMPANY A SPECIAL EXCEPTION HEARING

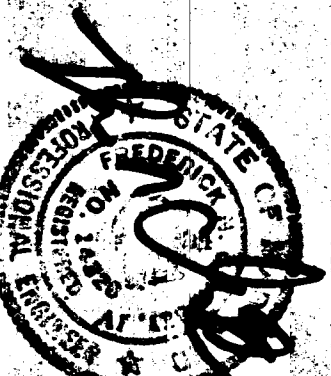
GREEN SPRING VALLEY HUNT CLUB

TO GREEN SPRING VALLEY HUNT CLUB, 1111

ELECTRIC PROJECT: 1. GREEN SPRING VALLEY HUNT CLUB

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CITY ENGINEER & LAND SURVEYOR



GWS

SHEET 1 OF 1



GREENSPRING VALLEY HUNT CLUB
PO BOX 100 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21113

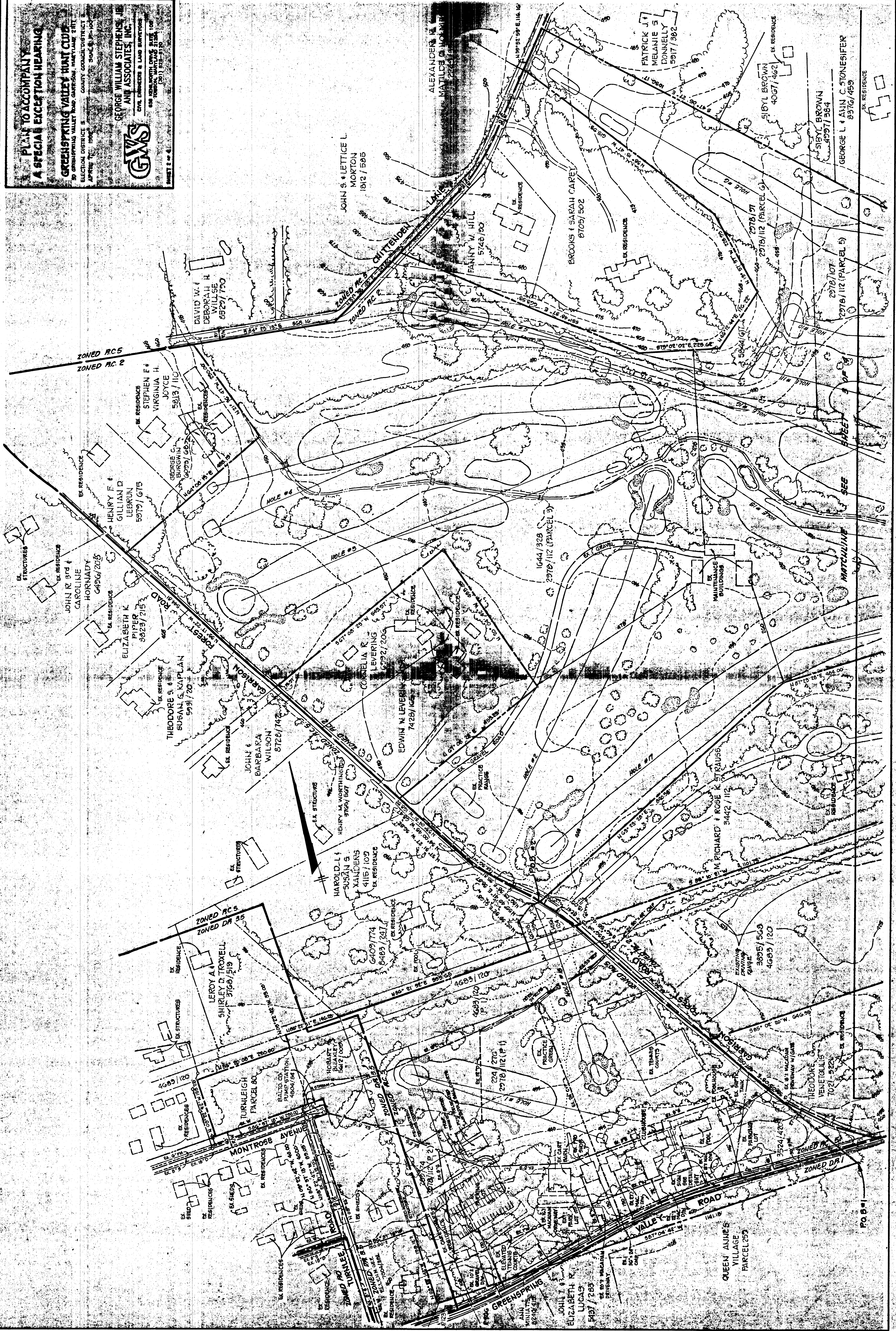
SECTION DISTRICT 3
COUNTY COUNCIL DISTRICT 2
SEAL OF THE COUNTY

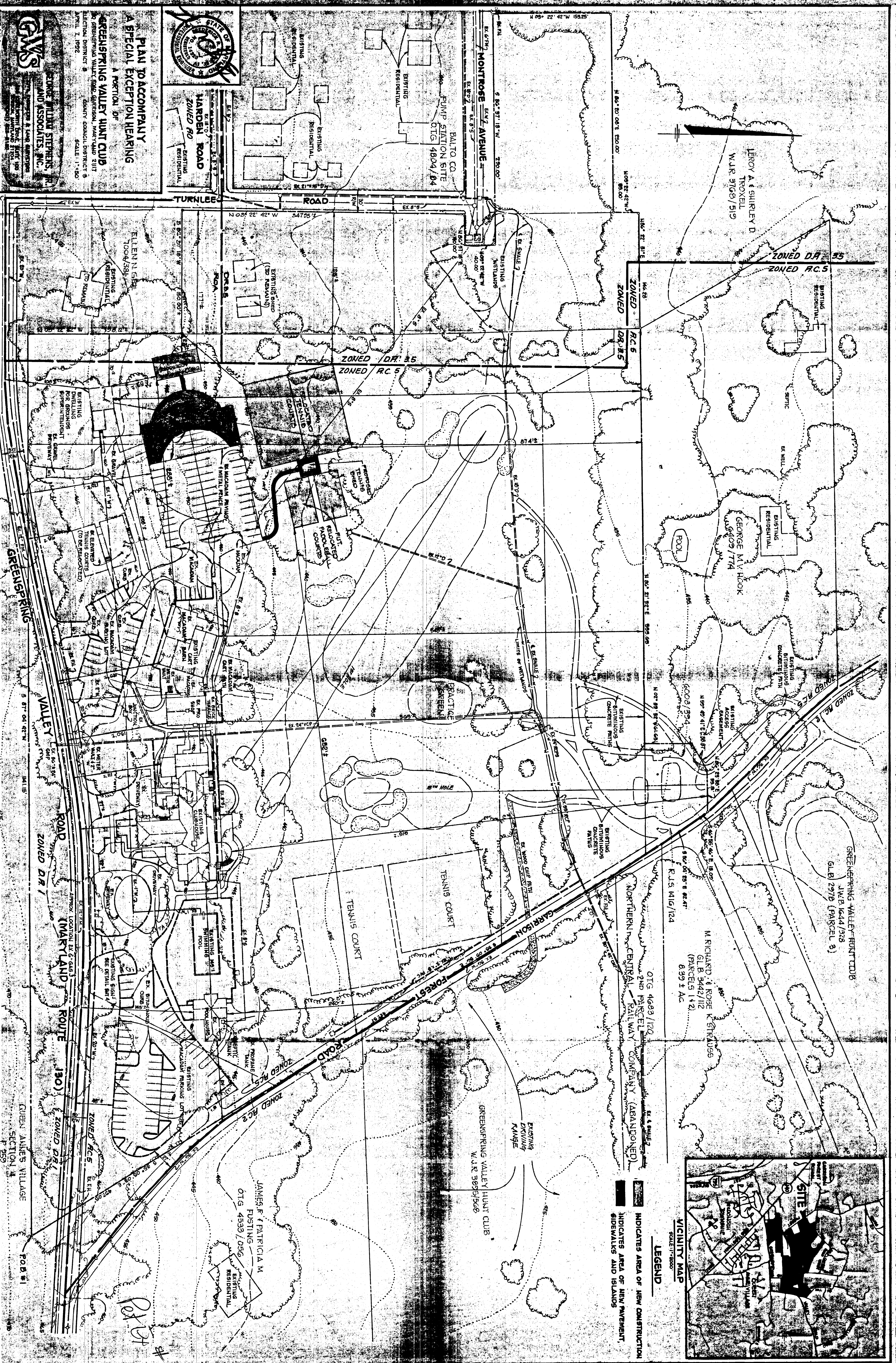


**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

GMS

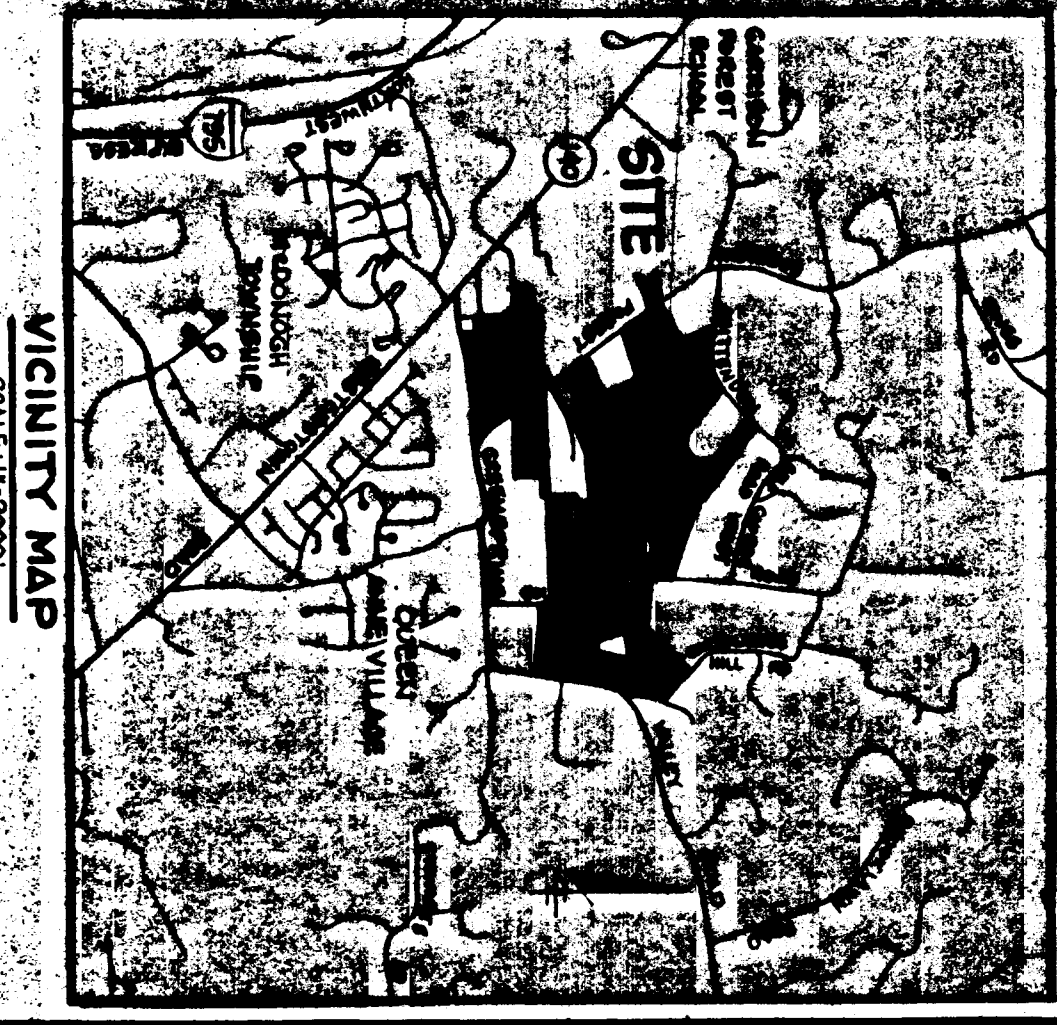
301) 825-8120
TOLSON, MONTGOMERY 21224





**PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING**
GREENSPRING VALLEY HUNT CLUB
A PORTION OF
GREENSPRING VALLEY HUNT CLUB
ELECTRIC DISTRICT 3
COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992
SCALE 1" = 50'

GWS
GREENSPRING VALLEY HUNT CLUB
AND ASSOCIATES, INC.



LEGEND
INDICATES AREA OF NEW CONSTRUCTION
INDICATES AREA OF NEW PAVEMENT,
SIDEWALKS AND ISLANDS

CASE # 02-415-XA

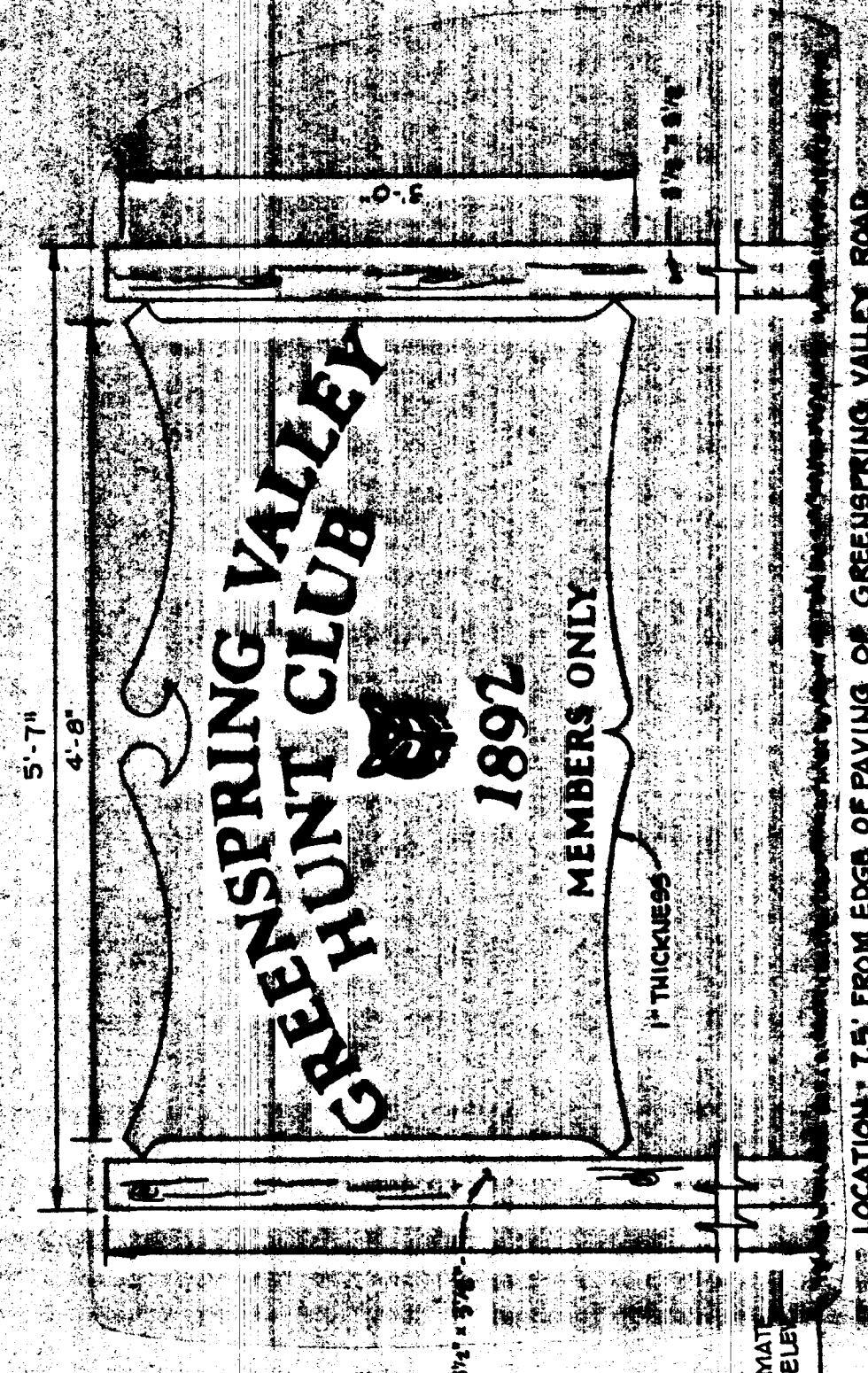
REASON FOR AMENDMENT TO PETITION FOR SPECIAL EXCEPTION

1. TO INCORPORATE ADDITIONAL PROPERTY INTO THE SPECIAL EXCEPTION & GREEN SPRING VALLEY HUNT CLUB PROPERTY

2. TO AMEND PLAN TO INCLUDE ADDITIONAL TENNIS COURTS & FUTURE RELOCATION OF PROPOSED BUILDINGS, TENNIS BUILDING, ACCESSORY STRUCTURES & ADDITIONAL PARKING

REASON FOR AMENDMENT TO PETITION FOR SPECIAL EXCEPTION

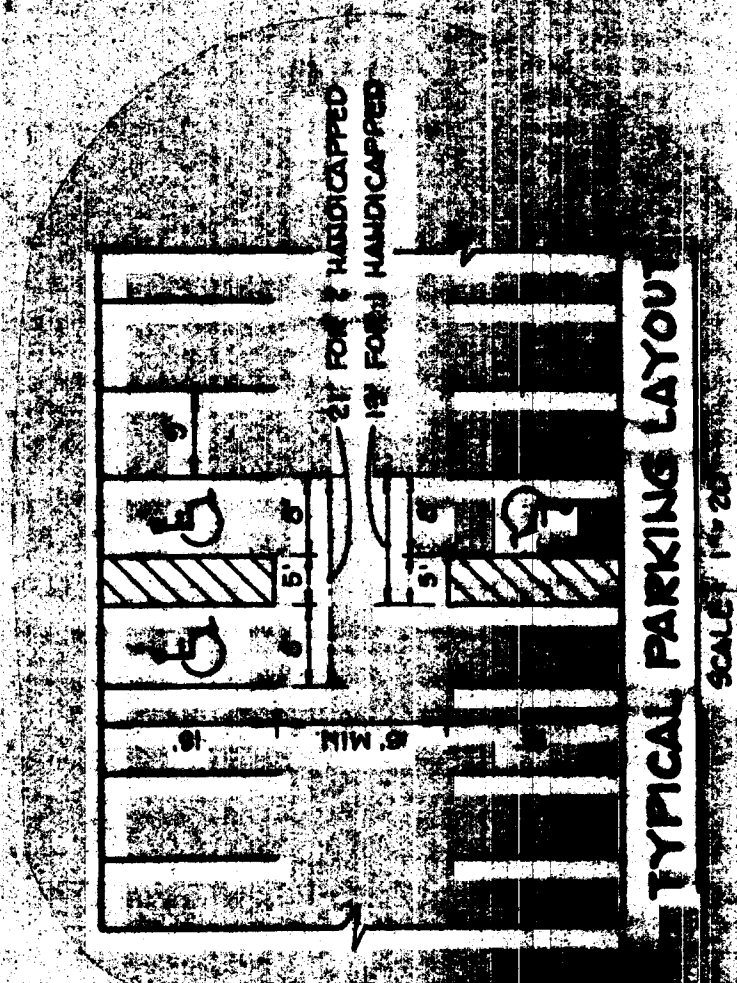
- 1. TO INCORPORATE ADDITIONAL PROPERTY INTO THE SPECIAL EXCEPTION & GREEN SPRING VALLEY HUNT CLUB PROPERTY
- 2. TO AMEND PLAN TO INCLUDE ADDITIONAL TENNIS COURTS & FUTURE RELOCATION OF PROPOSED BUILDINGS, TENNIS BUILDING, ACCESSORY STRUCTURES & ADDITIONAL PARKING



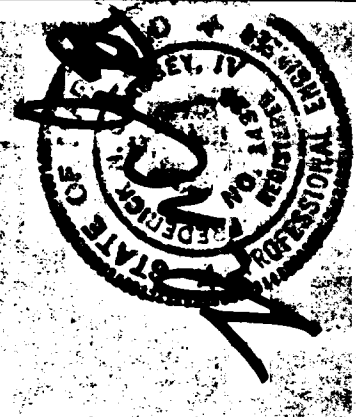
LOCATION: 15' FROM EDGE OF PAVING OF GREENSPRING VALLEY ROAD
SQUARE FOOTAGE OF SIGN: 14.0 SF
ILLUMINATION: NONE
DOUBLE FACED
GREEN LETTERING ON WHITE WOOD
FREE STANDING

EXISTING WOOD SIGN

SCALE: 1" = 1'



GENERAL NOTES:
1. EXISTING SIGN IS TO BE REMOVED AND REPLACED WITH NEW SIGN.
2. NEW SIGN IS TO BE INSTALLED IN THE SAME LOCATION AS THE EXISTING SIGN.
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PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING

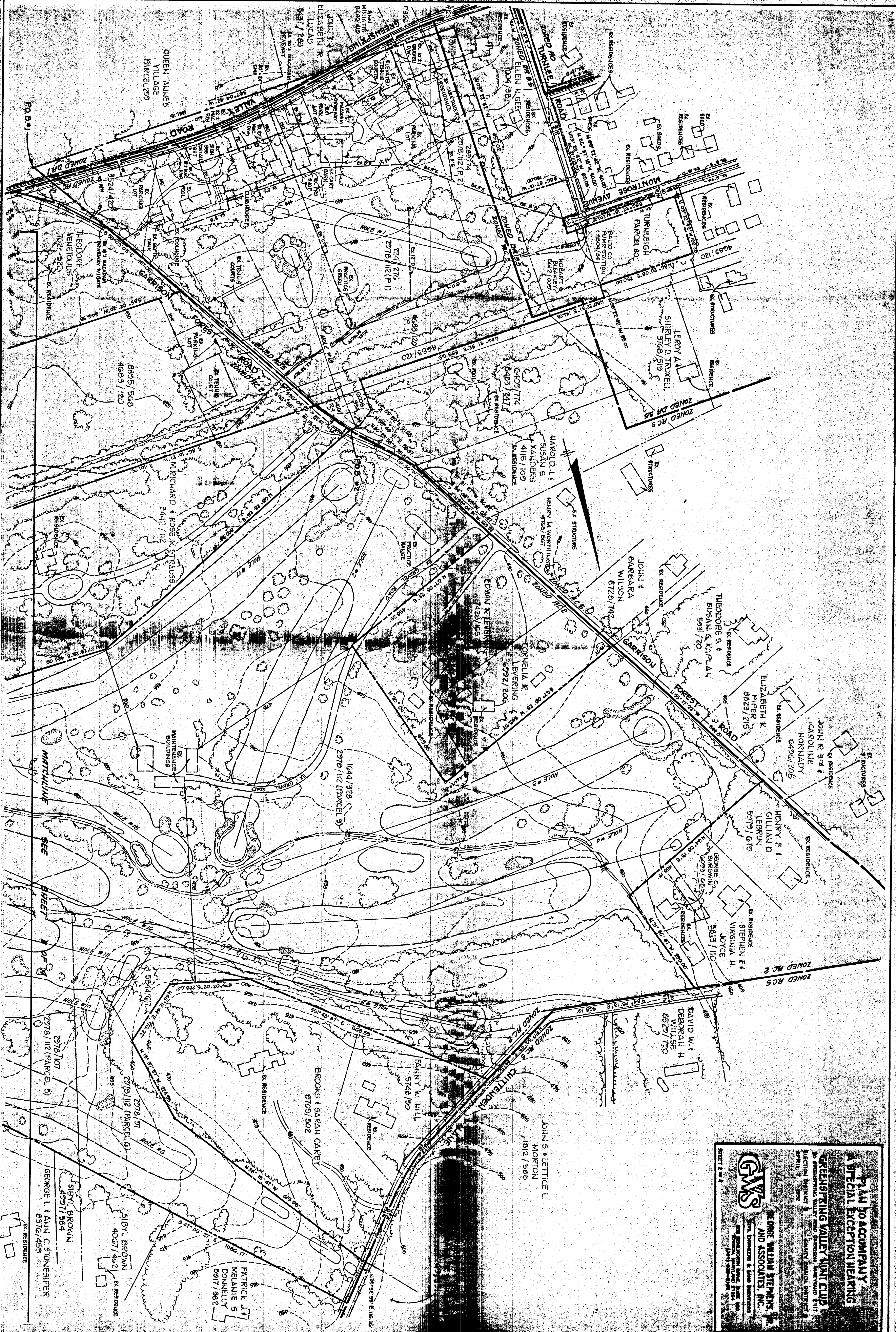
GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GREENSPRING VALLEY, MASSACHUSETTS 01880
ELECTION DISTRICT # 10
APPLICANT: GREENSPRING VALLEY HUNT CLUB
SCALE: 1" = 10'



GEORGE WILLIAM STEPHENS
AND ASSOCIATES, INC.
ONE CANTONMENT & LAND MANAGEMENT
AND CONSULTING ENGINEERS
100 SOUTH STREET, SUITE 200
BOSTON, MASSACHUSETTS 02111
TEL: 617-552-1100
FAX: 617-552-1101
WWW.GWS-INC.COM

SHEET 1 OF 1

[illegible]

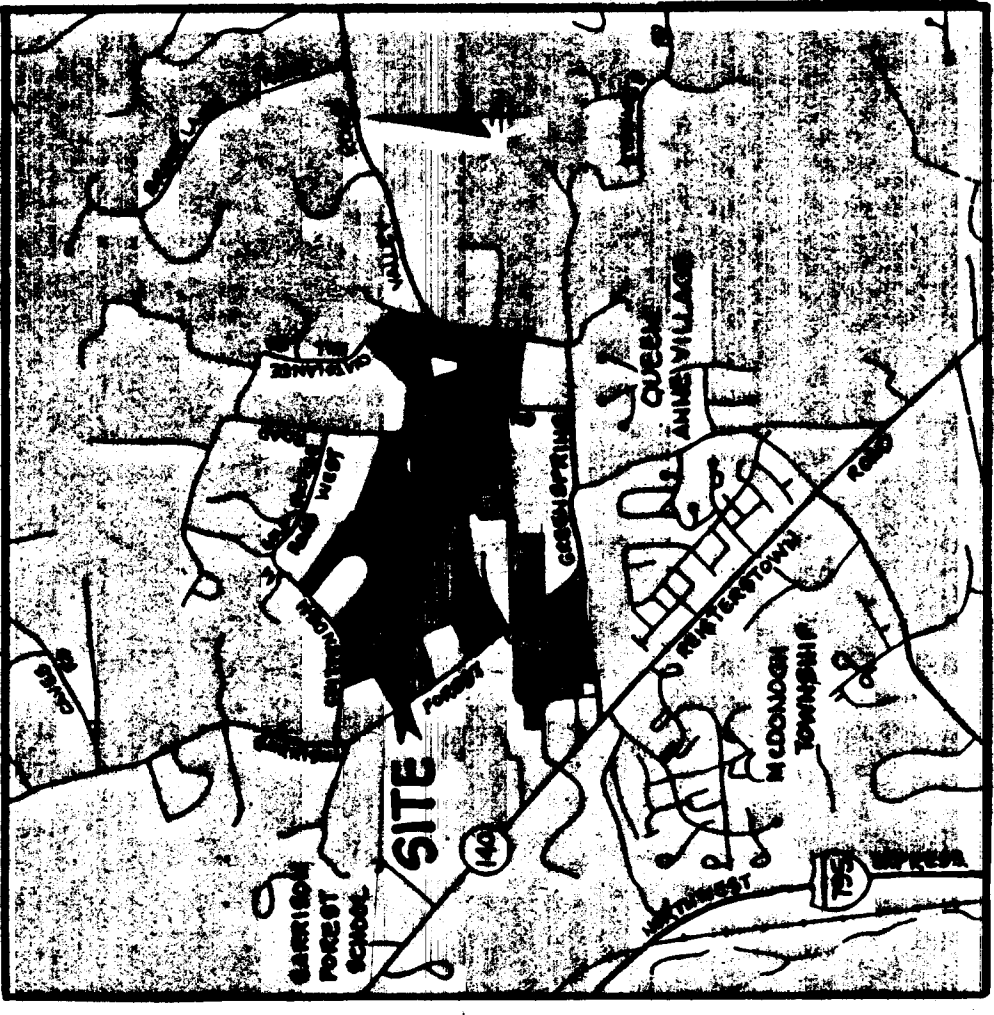


**PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING**

GREENSPRING VALLEY HUNT CLUB
TO EXISTING VALLEY TWO SECTION, MOUNT ROSE
SECTION, DISTRICT 1, CITY OF FARMINGTON, MICHIGAN
APRIL 1, 1972



EDMOND WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
PLANNERS & LAND DEVELOPERS
1000 BROADVIEW AVENUE, SUITE 100
ANN ARBOR, MICHIGAN 48106
(313) 963-4100



VICINITY MAP
SCALE 1"=200'

LEGEND

- INDICATES AREA OF NEW CONSTRUCTION
- INDICATES AREA OF NEW PAVEMENT SIDEWALKS AND ISLANDS

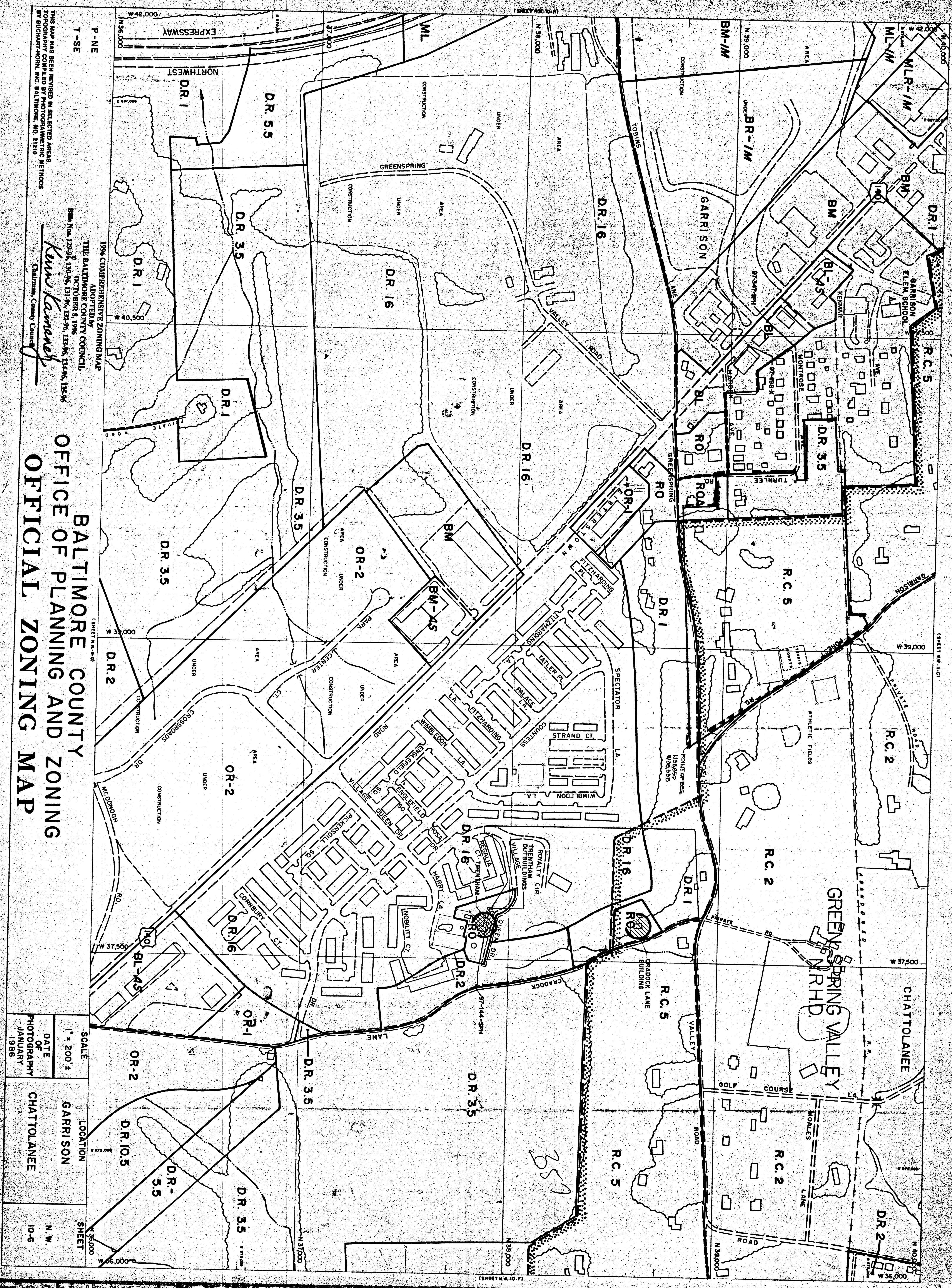


PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING

GREENSPRING VALLEY HUNT CLUB
#2 GREENSPRING VALLEY ROAD, GARRISON, MARTLAND DISTRICT #1
ELECTION DISTRICT #1
APRIL 5, 1995

GLORIA WILLIAM STEPHENS
AND ASSOCIATES, INC.
PLANNING
SCALE: 1"=50'

SECTION 4
PAGE 253



P - NE
T - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT CHANGES MADE BY PHOTOGRAMMETRIC METHODS
BY BURCHART-KORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kenn Kamenev
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	GARRISON	N.W.
DATE OF PHOTOGRAPHY	CHAATOLANEE	10-6
JANUARY 1986		

44-351-X